

"The City With a Heart"



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Kelly Lethin, *Vice Chair*
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Tom Hamilton
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AMENDED

AGENDA

PLANNING COMMISSION MEETING

[View Full Meeting](#)

December 17, 2019

7:00 p.m.

**Meeting location: Senior Center,
1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Members of the public wishing to submit documents of any kind to the Commission for consideration at the meeting are requested to bring ten (10) copies of the document for distribution to the Commission, staff, and public. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

AMENDEDMENT: Item 4.C. Recommended Environmental Determination is updated with Section 15301 instead of Section 15061. Item 4.D is updated to include Chapters 12.92 and 12.96 as part of the San Bruno Municipal Code Amendment. All amended texts are shown in underline on this agenda.

ROLL CALL

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: November 19, 2019

- 2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

3. ANNOUNCEMENT OF CONFLICT OF INTEREST

4. PUBLIC HEARINGS:

A. 191 Fernwood Drive (APN: 017-182-230)

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: CEQA Categorical Exemption
Section 15301.Class 1.e. – Existing Facilities.

Request for a Use Permit pursuant to Section 12.200.030.B.1. of the San Bruno Municipal Code to allow construction of a two-story addition at the rear of the building and excavate the existing crawl space to add a total of 1,070 square feet of floor area to the existing home. The total addition would increase the gross floor area of the existing home by more than 50% (70%). Maddie Chandler (Applicant), Mark O'Tool and Connie Poon (Owners). **UP19-025**

B. 342 Angus Avenue W. (APN: 020-133-120)

Zoning: R-2 (Low Density Residential)

Recommended Environmental Determination: CEQA Categorical Exemption,
Section 15301.Class 1.e.2 – Existing Facilities.

Request for a Use Permit pursuant to Section 12.92.040.C and Section 12.96.070.10.(a) of the San Bruno Municipal Code, respectively, to allow an addition on a substandard lot and to allow addition to an existing residence that was built with no covered off-street parking space. Hyun Kim (Owner and Applicant). **UP19-015**

C. 1150 El Camino Real, #209 (APN: 014-316-170)

Zoning: P-D (Planned Development)

Recommended Environmental Determination: CEQA Categorical Exemption
Section 15301.Class 1.a. – Existing Facilities.

Request the Planning Commission to allow a personal fitness/gym club use, as a conditional use, in a PD district pursuant to San Bruno Municipal Code Section 12.96.190.C. PF CAL San Bruno, LLC (Applicant), Shops at Tanforan LLC (Owner). **UP19-016**

D. Amendments to San Bruno Municipal Code Title 12 (Land Use) Article III (Zoning) to rescind and replace Chapter 12.100 (Off-Street Parking and Loading), amend Chapters 12.92 and 12.96, and Parking Design Standards Resolution.

Zoning: Location: Citywide

Recommended Environmental Determination: CEQA Exemption Section 15061.b.3, "Common Sense" Exemption.

Planning Commission will review and make a recommendation to the City Council at a future public hearing for adoption of the Amendment of the San Bruno Municipal Code Chapter 12.100 (Off-Street Parking and Loading) and accompanying Parking Standards Resolution.

5. ITEMS FROM STAFF –

- A.** Election of Chair and Vice Chair
- B.** Planning Commission annual presentation to City Council scheduled on January 14, 2020.
- C.** Selection for the January 9, 2020, Architectural Review Committee members

6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA (Remaining comments not heard during previous comment period.) See text above.

7. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS

8. ADJOURNMENT

The next regular Planning Commission Meeting will be held on January 21, 2020, at 7:00 pm, at the Senior Center, 1555 Crystal Springs Road, San Bruno.